

Lakeside Village
Manager's Report
August 31, 2021

1. Delinquency letters were mailed out. Make sure you get your account current. Late fees will be begin being accessed on all unpaid balances soon.
2. WO issued for repairs to interior from beam replacements
3. WO issued for misc repairs around the complex, fence painting, downspout clean out, etc.
4. Still waiting on competitive bids for the goose fence replacement. Have one bid in now.
5. HOA demand completed for #136
6. WO sent to have the spa acid washed and asked for a report back on what is causing the spa to not maintain a clean surface even though the water is balanced.
7. Water leak reported in #512 from #522, most likely tub drain failed. Plumber scheduled.
8. Compliance letter sent to #433 regarding barking dog
9. WO sent for interior repair from water leak in #313
10. Catch basin/ building drains to be cleared out September 2nd
11. WO to patch the holes in the existing fence along the lake until the board decides to replace or not.
12. WO sent to replace the water valves in master bathroom #111 and the main water shut will need to be replaced.
13. WO sent for water leak in #313 from failed tub drain in #323
14. Welcome packet sent to #316.
15. Questionnaires completed for units #513 #422 #122 #211 #531 #316
16. Plumbing work billed back to owner in #221
17. Insurance certificate ordered for #126
18. New owner of #316 has sent many emails asking questions regarding updates to her unit. Very active and responsive owner, even when she accidentally shut of water to the stack of units and went off site. Returned emails and owner returned to restore the water to the stack of units.
19. Deck repairs completed to #126, #135 still needs to be repaired, more damage that first assessed.
20. Owner of #136 is having the glass replaced in her windows. Low-E approved.
21. Another catalytic converter theft, this is NOT just a Lakeside issue it is all over the county and state.
22. Owner #311 called Jim to replace the smoke alarm battery in his smoke alarm, owner was reminded this is owner responsibility,
23. WO sent regarding water running "in the walls" of stairwell of 515-535. Running toilet in #525 was the cause.
24. Owner replaced water heater in #313
25. Certificate of insurance for #526
26. Owner sent letter for denial of storage shed on patio.
27. Letter sent to owner of #531 for mortgage company regarding dues.
28. Stucco work being completed on building #2
29. WO sent for water leak in #213, discovered it was upper unit overflow and not failed tub drain.
30. Welcome packet sent to new owner in #136
31. Returned mail from previous owner of #316, unit has since changed ownership.
32. Cabana reservations received along with deposit checks
33. Compliance letter sent to #412 usage of cabana appliances
34. Returned mail from #521, owner will not provide correct address.

35. New owner in #136 paid for cabana key and fob,
36. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
37. Cabana is open for reservations. Please email Linsey for more details.
38. Please remember Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and flood are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

Delinquencies as of today:
Under 90 Days: \$ 3,633.33
At Attorney: \$ 0.00
Total: \$ 3,633.33